

**Minutes of Planning Commission Regular Meeting of Tuesday, July 19, 2016
Planning Commission, Council Chambers, One Twin Pines Lane, Belmont, CA**

CALL TO ORDER 7:00 P.M.

ROLL CALL

Planning Commission members Present: McCune, Simpson, Majeski, Goldfarb

Planning Commission members Absent: MacDonald, Mates, Chamberlin

Staff Present: Community Development Director de Melo, City Attorney Rennie, Principal Planner DiDonato, Associate Planner Gill, Assistant Planner Langbauer, Administrative Assistant, Turning

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Two requests to speak on this item were received from the Public.

Mary Ridge spoke regarding public harassment on her property. Perry Kennan spoke regarding low cost housing relating to second units.

ITEMS APPROVED ON CONSENT CALENDAR

Draft Planning Commission Meeting Minutes of:
July 7, 2016

Mr. Kennan requested Commission comments be added to the minutes for the Belmont Zoning and City Code Amendment item 5B.

Chair McCune noted it was not necessary to delay approval of the minutes, the general comments provided by the Commission would allow staff to respond to the Commission's suggestions and provide additional analysis. Staff would return to the Commission with a revised resolution at their next meeting.

ACTION: TO APPROVE THE CONSENT CALENDAR ON A MOTION BY COMMISSIONER SIMPSON, SECONDED BY COMMISSIONER MAJESKI

APPROVED 3/0/1/3 (Commissioner Goldfarb abstained)

PUBLIC HEARINGS

665 SOUTH ROAD

Assistant Planner Langbauer summarized the staff report recommending approval of the Single Family Design Review project.

Chair McCune confirmed that no one on the Commission had ex-parte communications on this project, commissioners had visited the site, no conclusions were made.

Staff responded to questions of the Commission

Planning Commission Meeting Minutes – July 19, 2016

No requests to speak on this item were received from the Public

Commission discussion ensued.

Commission members expressed their support for the project

ACTION: ON A MOTION BY COMMISSIONER GOLDFARB, SECONDED BY COMMISSIONER MAJESKY APPROVING A SINGLE FAMILY DESIGN REVIEW AT 665 SOUTH ROAD (APPL. NO. 2016-0023)

**PASSED: 4/0
RESOLUTION 2016-0042**

Chair McCune noted the item could be appealed within 10 calendar days.

2128 PULLMAN AVENUE

Associate Planner Gill summarized the staff report recommending approval of the Single Family Design Review project.

Chair McCune confirmed that no one on the Commission had ex-parte communications on this project, commissioners had visited the site, no conclusions were made.

Staff and Applicant responded to questions of the Commission

Two requests to speak on this item were received. Dmitry Gomerman spoke in opposition concerned about noise, dust and traffic.

Carmen Kissinger was concerned where the construction workers would park their cars.

Commission discussion ensued.

Commission members expressed their support for the project recommending staff work with the applicant *to improve the landscape plan with 3-4 evergreen trees (24-36 inch box trees), adjust in-lieu planting fees, submit final elevation plans to simplify the form of the structure, and use a reasonable balance of exterior materials.*

Chair McCune noted city staff would work with the applicant and neighborhood regarding construction concerns, as outlined in the Conditions of Approval, once a building permit is issued.

ACTION: ON A MOTION BY COMMISSIONER MAJESKI, SECONDED BY COMMISSIONER SIMPSON APPROVING A SINGLE FAMILY DESIGN REVIEW AT 2128 PULLMAN AVENUE (APN: 044-242-330) (APPL. NO. PA2015-0060)

**PASSED: 4/0/3
RESOLUTION 2016-0043**

Planning Commission Meeting Minutes – July 19, 2016

ACTION: ON A MOTION BY COMMISSIONER MAJESKI, SECONDED BY COMMISSIONER GOLDFARB RECOMMENDING CITY COUNCIL APPROVAL OF RETAINING WALLS WITHIN THE PUBLIC RIGHT-OF-WAY AT 2128 PULLMAN AVENUE (APN: 044-242-330) (APPL. NO. PA2015-0060)

**PASSED: 4/0/3
RESOLUTION 2016-0044**

Chair McCune noted the item could be appealed within 10 calendar days.

VACANT LOT – Adjacent to 1477 EL CAMINO REAL AND HARBOR

Principal Planner, DiDonato summarized the project answering questions of the Commission.

Chair McCune confirmed that no one on the Commission had ex-parte communications on this project, commissioners had visited the site, no conclusions were made.

Applicant Silva and Architect Heilbrenner provided background on the design, space and parking lot responding to questions of the Commission as well.

Chair McCune opened the Public Hearing

Neighbors Raymond Deveaux and Mark Eirquis spoke in opposition of the project. Building height, residential parking and glass reflection from the building were of concerns.

Chair McCune closed the Public Hearing

Commission discussion ensued

Overall consensus of the Commission was to refine the design of the project to reduce bulk and provide confirmation of a lease agreement, or assurance from Cal train that a parking agreement would be offered.

Architect Heilbrenner and team were in agreement to take another look at the project and return to the Commission at a later date.

ACTION: ON A MOTION BY COMMISSIONER SIMPSON, SECONDED BY COMMISSIONER MAJESKI TO CONTINUE THIS ITEM TO A DATE UNCERTAIN TO ALLOW THE APPLICANT TO REFINE THE DESIGN, REDUCE BULK, PROVIDE A LEASE AGREEMENT OR PARKING CONTRACT FROM CALTRAIN.

PASSED: 4/0/3

UPDATES:

Planning Commission Meeting Minutes – July 19, 2016

The August 4th Special Planning Commission Meeting has been cancelled. The next Planning Commission Meeting to be held on Tuesday, August 16, 2016

ADJOURNMENT at this time, being 10:05 PM

Colleen Turning
Recording Secretary

Meeting televised and web streamed.